

TRANSFER
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57-42

QUITCLAIM DEED WITHOUT COVENANT
(Statutory Short Form)

025985

Kennebec Federal Savings and Loan Association, a Banking Corporation organized and existing under the laws of the State of Maine and having a place of business at 70 Main Street, Waterville in the County of Kennebec and State of Maine, for consideration paid, releases to Kelly A. Smith of Oakland, Kennebec County, State of Maine, whose mailing address is RR 3, Box 4694, McGrath Pond Road, Oakland, Maine 04963, the land in Waterville, Kennebec County, and State of Maine, more particularly bounded and described as follows, to wit:

A CERTAIN lot or parcel of land with the buildings thereon, located in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point in the northerly line of Roosevelt Avenue in said Waterville, at the southeast corner of land of Fred Harper; thence in a northerly direction in and along the easterly line of land of said Fred Harper, one hundred (100) feet; thence in a line parallel with said Roosevelt Avenue in an easterly direction seventy-five (75) feet; thence in a southerly direction in and along the westerly line of land of Ashley Logan one hundred (100) feet; thence in a westerly direction in and along said Roosevelt Avenue seventy-five (75) feet to the place of the beginning. It being twenty-five (25) feet of Lot Number 39 and fifty (50) feet of Lot Number 40 with a depth of one hundred (100) feet as shown on the plan of a section of Boutelle Heights as made by Green & Wilson, C.E. in 1921 and filed in the office of the Registry of Deeds in and for the County of Kennebec.

THIS conveyance is made upon the express condition that no building other than private dwelling house with a cellar and permanent foundation and constructed for occupation by not more than two families (said dwelling house to cost not less than \$4,000.00) shall be erected upon the above-described premises and that no part of the dwelling, including piazzas, porticoes and bay windows, but not including doorsteps, shall be erected nearer to the northerly line of Roosevelt Avenue than twenty (20) feet, with a private garage to be erected not nearer to the northerly line of Roosevelt Avenue than sixty (60) feet.

BEING all and the same premises acquired by Kennebec Federal Savings and Loan Association by Quitclaim Deed from Robert E. Reid and Carolyn E. Reid dated August 19, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4476, Page 302.

In Witness Whereof, the said Kennebec Federal Savings and Loan Association has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Allan L. Rancourt, its President, thereunto duly authorized, this 16th day of September, 1994.

Signed, Sealed and Delivered
in the presence of

Spencer A. Rancourt

KENNEBEC FEDERAL SAVINGS AND
LOAN ASSOCIATION

By: *Allan L. Rancourt*
Print Name: Allan L. Rancourt
Its President

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: September 16, 1994

Personally appeared the above named Allan L. Rancourt, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Candace D. Poirer
Notary Public
Print Name: Candace D. Poirer
My Commission Expires January 4, 1997

SEAL

RECEIVED KENNEBEC SS.

94 SEP 27 AM 9:58

ATTEST: *Theresa Rancourt*
REGISTER OF DEEDS